

003.A

0005

0045.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

898,700 / 898,700

USE VALUE:

898,700 / 898,700

ASSESSED:

898,700 / 898,700

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
45		MAGNOLIA ST, ARLINGTON

OWNERSHIP	Unit #:	2
Owner 1: LAYTON TIMOTHY J		
Owner 2: DICKSON ASHLEY		
Owner 3:		
Street 1: 45 MAGNOLIA ST UNIT 2		
Street 2:		

Twn/Cty:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER
Owner 1: HASSINGER ALEX M & ALISON B -
Owner 2: -
Street 1: 45 MAGNOLIA STREET UNIT 2
Twn/Cty: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1914, having primarily Wood Shingle Exterior and 2555 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R2	TWO FAMIL	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	1	Level	
s				Street			
t				Gas:			

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7633																

**IN PROCESS APPRAISAL SUMMARY**

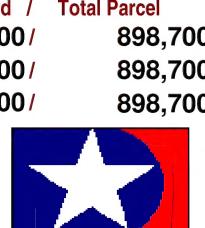
Use Code							Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description			User Acct
102							0.000	895,400	3,300		898,700				260450
															GIS Ref
															GIS Ref
															Insp Date
															07/30/18

PREVIOUS ASSESSMENT							Parcel ID	003.A-0005-0045.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	895,400	3300	.	.	898,700	Year end	12/23/2021	
2021	102	FV	868,700	3300	.	.	872,000	Year End Roll	12/10/2020	
2020	102	FV	855,400	3300	.	.	858,700	858,700 Year End Roll	12/18/2019	
2019	102	FV	751,100	3300	.	.	754,400	754,400 Year End Roll	1/3/2019	
2018	102	FV	663,100	3300	.	.	666,400	666,400 Year End Roll	12/20/2017	
2017	102	FV	651,300	3300	.	.	654,600	654,600 Year End Roll	1/3/2017	
2016	102	FV	496,500	3300	.	.	499,800	499,800 Year End	1/4/2016	
2015	102	FV	459,800	3300	.	.	463,100	463,100 Year End Roll	12/11/2014	

SALES INFORMATION							TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
HASSINGER ALEX	141-43		8/5/2016		685,500	No	No					
CLARK ELIZABETH	116-85		7/19/2011	Change>Sale	440,000	No	No					
STEWART JAMES R	95-119		8/25/2006	Family		1	No	No				
HAIGH PAUL	86-83		12/29/2004		435,000	No	No					

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment				Date	Result	By	Name		
6/24/2013	923	Manual	1,210									7/30/2018	Measured	DGM	D Mann		
2/10/2012	131	Redo Kit	29,250									5/1/2014	External Ins	PC	PHIL C		
												7/10/2013	Info Fm Prmt	EMK	Ellen K		
												5/29/2012	Info Fm Prmt	MM	Mary M		
												10/18/2011	MLS	EMK	Elen K		
												5/5/2005	External Ins	BR	B Rossignol		

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 2	Rating: Good												
Sty Ht: 1A - 1 Sty +Attic				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:												
Sec Wall:	%			OthrFix:	Rating:												
Roof Struct: 2 - Hip				OTHER FEATURES				RESIDENTIAL GRID									
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1							
Color: GREEN				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Frl:	Rating:			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C+ - Average (+)				CONDOS INFORMATION				Lvl 2									
Year Blt: 1914	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdct: G13	Fact: .			Floor: M - Multi-Level				Totals	RMs: 7	BRs: 3	Baths: 2	HB					
Const Mod:				% Own: 60.000000000													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wal 2 - Plaster				Functional:		%		Interior:	1	7	3						
Sec Int Wall:	%			Economic:		%		Additions:									
Partition: T - Typical				Special:		%		Kitchen:									
Prim Floors: 3 - Hardwood				Override:		%		Baths:									
Sec Floors:	%			Total:	18.6 %			Plumbing:									
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ: 305.00				Heating:									
Bsmnt Gar:				Size Adj.: 1.06095886				General:									
Electric: 3 - Typical				Const Adj.: 0.99980003													
Insulation: 2 - Typical				Adj \$ / SQ: 323.528													
Int vs Ext: S				Other Features: 82500													
Heat Fuel: 1 - Oil				Grade Factor: 1.10													
Heat Type: 3 - Forced H/W				NBHD Inf: 1.10000002													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100	% AC:			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 1100027													
% Com Wal	% Sprinkled			Depreciation: 204605													
				Depreciated Total: 895422													
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val											
Make:																	
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 003.A-0005-0045.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	AV	1920	27.50	T	40	102			3,300		3,300
More: N	Total Yard Items:	3,300		Total Special Features:					Total:					3,300			
IMAGE AssessPro Patriot Properties, Inc																	
																	